

Single Family Residence **RESIDENTIAL**

249 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$852,151 TopHap Estimate · \$364 / ft² · confidence 85 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,344 ft²

LIVING AREA

0.62 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$852K

\$726K low

\$978K high

Last Sale

\$675,000 · Oct 2, 2007

Est. Owner Equity

\$448,151

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax

\$4,339 (2026)

Assessed Value

\$774,900

Previous Assessed

\$665,000

Assessor Market Value

\$774,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.62
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 978 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	79 HEAT	98 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2007	Resale	Bargain And Sale Deed	\$675,000	\$288	\$417K
Jan 24, 2005	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.2 mi
Nelson Middle School	Middle	6–8	12.2 mi
Nelson County High School	High	9–12	12.2 mi

District: Nelson County Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 22967

114 CRIME INDEX	89 AIR POLLUTION	2,039 POPULATION	\$78K MEDIAN IN-COME	55°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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